2010111115474700।

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम,१९६६
नवीमुंबई महानगरपालिकेच्या मंजूर विकास नियंत्रण नियमावली मध्ये कलम ३७(२) अन्वये करावयाच्या फेरबदलाबाबतची अधिसूचना.

महाराष्ट्र शासन,
नगर विकास विभाग,
शासन अधिसूचना क्रमांकः सिएमएस/टिपीबी-४३०८/३३६७/प्र.क्र.२८२/०८/नवि-११
मंत्रालय, मुंबई : ४०० ०३२,
दिनांक : २६ ऑक्टोबर,२०१०.

शासन निर्णय:- सोबतची अधिसूचना राज्य शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(राजेंद्र हाबडे)
अवर सचिव, महाराष्ट्र शासन.

प्रति,
महापालिका आयुक्त, नवीमुंबई महानगरपालिका, नवीमुंबई.
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवीमुंबई.
उप सचिव, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.
(त्यांना विनंती करण्यांत येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ३५ प्रती नगर विकास विभाग, (नवि-११), मंत्रालय, मुबई-३२ व उप संचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवीमुंबई यांना पाठविण्यांत याव्यात.)
कक्ष अधिकारी (संगणक कक्ष) (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२.
(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत आवश्यक ती कार्यवाही करावी)
निवडनस्ती (नवि-११).
सेक्शन ३७ फाईल.

Maharashtra Regional & Town Planning Act, 1966.

Modification to Regulation 44 of DCR for Navi Mumbai Municipal Corporation under section 37(2)

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumabi 400 032.
Dated 26th October, 2010.

NOTIFICATION

No. TPB 4308/3367/CR-282/08/UD-11:

Whereas, Government in Urban Development Department vide Notification No. TPB 4306/564/CR-55/06/UD-11 dated 12/12/07 & 21/7/07 has sanctioned the Development Control Regulations for Navi Mumbai Municipal Corporation (NMMC) (hereinafter referred to as "the said Regulations") under section 37 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as the "said Act").

And whereas, Regulation 44.2 of the said regulations prescribes Parking Spaces required for proposed development.

And whereas, Govt. felt that the parking requirements as enlisted in Regulation 44 are insufficient to meet the enhanced requirement at present & future and therefore it is required to amend the provision of Regulation 44 of the said Regulation (hereinafter referred to as "the said proposed modification) and the said proposed modification is in the interest of public.

And whereas, in view of the facts and circumstances mentioned above and in exercise of the powers contained in sub-section (1AA) of section 37 of the said Act, Government had issued the notice of even no. dated 26/9/2008 (hereinafter referred to as "the said Notice") regarding the said proposed modification, for inviting suggestions/objections from any person with respect to the said modification.

And whereas, the said notice was published in the Government Gazette (Ordinary) dated 13/11/2008 and in the newspaper namely "The Asian Age" (English) dated 17/10/08.

And whereas, as per the said notice Government had appointed Deputy Director of Town Planning, Konkan Division as an officer under section 162 of the said act (hereinafter referred to as "the said officer"] to scrutinize any suggestions/objections received and to grant hearing to the persons submitting suggestions/objections including say of the said Corporation and to submit his report to the Government regarding the said modification.

And whereas, accordingly the said officer has submitted his report vide letter No. DCR Navi Mumbai/Parking/Section 37(1AA) Modn/DDTP/3030 dated 24/7/09 to the Government (hereinafter referred to as "the said Report"). He has recommended to sanction the said modification with some changes considering the suggestions/objections received from the general public.

And whereas, considering the Hon'ble High Court's order dated 22/4/2010 in the PIL No. 260 of 2009, the said Corporation vide its letter dated 9/9/2010 submitted the proposal after collecting and analyzing the data base as per the said order & suggested some modifications required in the said modifications.

And whereas, after consulting Director of Town Planning, Maharashtra State, Government is of opinion that the said modification shall be sanctioned with some changes.

Now therefore, in exercise of the powers vested under section 37(2) of the said Act, Government hereby sanction the said modification with certain changes:-

MODIFICATION

a) Sanctions the said modification proposal as described in the Schedule attached herewith;

b) Fixes the date of publication of this Notification in the official gazette as the date of coming into force of these modification;

c) Directs the said Corporation that in the schedule of modifications appended to the aforesaid modification sanctioning the said Regulations after the last entry, the above (a) shall be added.

By order and in the name of the Governor of Maharashtra,

(Rajendra Habde)
Under Secretary to Government.

Accompaniment in Government in Urban development departments Notification No. TPB 4308/3367/CR-282/08/UD-11 dated 26th October, 2010.

SCHEDULE

Regulation No. 44.2

	Proposed Modification			Sanctioned Modification	
Sr. No	**Land Use**	**Car spaces**	**Sr. No**	**Land Use**	**Car spaces**
	4	**3**		**4**	**5**
1	i) Residential	One parking space for every,- (a) 4 tenements having carpet area upto 35 sq.mt. each. (b) 2 tenements with carpet area exceeding 35 sq.mt. each. (c) 1 tenement with carpet area exceeding 45 sq.mt. but not exceeding 70 sq.mt. each. (d) ½ tenement with carpet area exceeding 70 sq.mt. In addition to the parking spaces specified in (a), (b) (c) and (d) above, parking shall be provided to the extent of 10 per cent of the number stipulated above, subject to minimum of one.	1	i) Residential	One parking space for every,- (a) 4 tenements having carpet area upto 35 sq.mt. each. (b) 2 tenements with carpet area exceeding 35 sq.mt. each. (c) 1 tenement with carpet area exceeding 45 sq.mt. but not exceeding 60 sq.mt. each. (d) ½ tenement with carpet area exceeding 60 sq.mt. In addition to the parking spaces specified in (a), (b) (c) and (d) above, parking shall be provided to the extent of 10 per cent of the number stipulated above, subject to minimum of one.
2	For Five, four and three star hotels. For lodging establishments	One parking space for every 60 sq.mt. of total floor area. One parking space for every 60 sq.mt. of total floor area of a lodging establishment. (a) For Grade-I hotels and eating houses, one parking space for every 12.5 sq.mt. of area	2	Star hotels. For lodging & restaurants.	One parking space for every 40 sq.mt. of total floor area. One parking space for every 60 sq.mt. of total floor area of a lodging establishment. (a) One parking space for every 12.5 sq.mt. of builtup area of restaurant including hall,

		of restaurant including hall, dinning room, pantry and bar. (b) For Grade-II and III hotels and eating houses, one parking space for every 40 sq.mt. of restaurant including hall, dinning room, pantry and bar.			dinning room, pantry and bar.
3	Educational	One parking space for 35 sq.mt. carpet area of the administrative office area and public service area.	3	Educational	One parking space for 35 sq.mt. builtup area of the administrative office area staff room, canteen, pantry, public service area is all other schools except bus parking area at this rate of one parking space for 100 students. In addition to the 10% area for two wheelers shall be provided.
4	Govt. or Semi Public or private Offices business buildings.	One parking space for every 37.5 sq.mt. of office space upto 1500 sq.mt. and for every 75 sq.mt. of additional space for areas exceeding 1500 sq.mt. in other areas.	4	Office (Govt. or Private) & business buildings.	One parking space for every 30 sq.mt. of floor area upto 1500 sq.mt. and for every 60 sq.mt. of additional space for areas exceeding 1500 sq.mt. of floor area.
5	Assembly and assembly halls or auditorium (including those Educational uses and hostels)	(a) One parking space for 12 seats/persons. (b) Without fixed seats, one parking space for every 15 sq.mt. of floor area. (c) For canteen, bar and restaurant, additional parking required under these Regulations for other permissible users as per provisions made herein for such purposes shall. be provided.	5	Assembly	(a) One parking space for 12 seats/persons. (b) Without fixed seats, one parking space for every 15 sq.mt. of floor area. (c) For canteen, bar and restaurant, additional parking required under these Regulations for other permissible users as per provisions made herein for such purposes shall be provided.

6	Mercantile (markets, Department, stores, shops and other commercial users)	One parking space for every 40 sq.mt. of floor area upto 800 sq.mt. and one parking space for every 80 sq.mt. of space for areas exceeding 800 sq.mt. provided that no parking space need to be provided for floor area upto 50 sq.mt.	6	Mercantile	One parking space for every 40 sq.mt. of floor area upto 800 sq.mt. and one parking space for every 80 sq.mt. of space for areas exceeding 800 sq.mt.
7	Industrial	One parking space for every 150 sq.mt. thereof to a minimum of two spaces.	7	Industrial	One parking space for every 70 sq.mt. floor area thereof to a minimum of two spaces in addition to a loading/ unloading spaces.
8	Storage	One parking space for every 150 sq.mt. thereof to a minimum of two spaces.	8	Storage	One parking space for every 100 sq.mt. thereof to a minimum of two spaces.
9	Hospitals and medical institutions.	One parking space for every 150 sq.mt. of total floor area, except that it would be one parking space for every 300 sq.mt. of the total floor area in the case of Govt. and Municipal hospitals and medical institutions. In addition, one parking space for ambulance parking measuring 10 mt. x 4 mt. for hospitals or medical institutions with bed strength of 100 or more.	9	Hospitals and medical institutions.	One parking space for every 100 sq.mt. of total floor area. In addition, two parking space for ambulance parking measuring 10 mt. x 4 mt. for hospitals or medical institutions with bed strength of 100 and thereof four more beds, one ambulance, parking space for additional 50 bed each.
10	Cinemas and theatres.	Parking spaces equivalent to eight per cent of the total number of seats with additional parking as otherwise also required for other permissible users in conjunction with that of cinema/ theatre.	10	Cinemas and theatres.	One parking space for every 10 seats with additional parking as otherwise also required for other permissible users in conjunction with that of cinema/ theatre.

11	Shopping (not included under mercantile occupancy)	One parking space for 150 sq.mt. of total floor area in the case of shopping user with each shops upto 20 sq.mt. in area (i.e. in convenience shopping) and one parking space for 50 sq.mt. of total floor area for shops each over 20/30 sq.mt. area.	11	Shopping (not included under mercantile occupancy)	One parking space for 50 sq.mt. of total floor area.
12	Stadia and clubs (included under Assembly Occupancy)	One parking space for every 100 seats plus additional parking as in these Regulations for occupancies like those of restaurants, etc. with such stadia or clubs.	12	Stadia and clubs (included under Assembly Occupancy)	One parking space for every 75 seats plus additional parking as in these Regulations for occupancies like those of restaurants, etc. with such stadia or clubs.

By order and in the name of the Governor of Maharashtra,

(Rajendra Habde)
Under Secretary to Government.